GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA & UD Department – Administrative sanction for unit cost and project cost for construction of 13000 houses in Nandyala Municipality of Kurnool District – Accorded.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.Ms.No.167. **Dated:28 .04.2017**

Read the following :-

1. G.O.Ms.No.75, MA&UD (UH) Department, dated:23.02.2017.
2. G.O.Ms.No. 149, MA&UD (UH) Department dated:15.04.2017.
3. From the MD, APTIDCO Ltd., Vijayawada Lr.No.68/PMAY (Urban)/AS/ 2017, dated:26.04.2017.

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O R D E R:-

In the reference 3rd read above, the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada (APTIDCO) has submitted proposals to take up 20% of units with 300 sft SBA, 70% of units with 365 sft SBA and 10% of the units with 430 sft SBA as was done in the previous projects and to construct G+3 pattern with modern technologies, deciding the model of houses and their composition depending upon the demand received from the beneficiaries. The units cost and project cost of 13000 dwelling units under G+3 pattern is worked out as detailed below:

S.NO	Model	SBA in SFT	Composition of Houses	No. of Houses	Sq. ft rate incl. tax provisions Rs.	Average Unit cost incl taxes etc. Rs. In lakhs	Project Cost incl. taxes 15.5% (Rs in Crores)
1	Type I	300	20%	2600	1969	5.91	153.66
2	Type II	365	70%	9100	1906	6.96	633.36
3	Type III	430	10%	1300	1848	7.95	103.35
			Total	**13000**			**890.37**

* the above average unit cost is exclusive of External & Social Infrastructure facilities.

2. The MD, APTIDCO has submitted that the tenders for civil and internal infrastructure facilities (such as Electrical, Plumbing, Water Supply works) of houses will be called immediately and regarding external infrastructure and social infrastructure works, sanction shall be taken separately after assessing the requirements in the area/ layouts. He has also reported that the details of unit cost and project for civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) of houses have been worked out with the estimates prepared based on using self compacted concrete with monolithic concrete construction (shear wall technology) as per current SSR rates 2016-17.

3. The MD, APTIDCO has accordingly prepared and submitted the proposals for according Administrative sanction for the unit cost of all model at a total project cost of Rs.890.37 crores for construction of 13,000 houses in Nandyala Municipality of Kurnool District in G+3 pattern to get work completed at faster pace with quality and also to promote alternative and modern technologies like monolithic concrete construction in construction activities in the State of AP as per the guidelines of Pradhan Mantri Awas Yojana (PMAY) Housing For All Scheme. He has also stated that the project has to be dovetailed with Pradhan Mantri Awas Yojana (PMAY)

Housing For All Scheme so as to avail the Government of India subsidy of Rs.1.50 lakhs per dwelling unit. Regarding the remaining part of unit cost, necessary action has to be taken by the Govt. of AP regarding contribution of the GOAP and beneficiary contribution in cash or in the form of bank loans.

4. The MD, APTIDCO has, therefore, requested the Government to accord administrative sanction to the above unit costs and also total project cost of Rs.890.37 crores for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) of houses in G+3 pattern for the 13,000 houses with a completion period of fifteen months (15) in Nandyal Municipality, Kurnool District of AP and to call for tenders monolithic concrete construction as the estimates are prepared with monolithic concrete construction rates as per current SSR 2016-17 under EPC system in e-procurement platform.

5. Government after careful examination of the matter, hereby accord administrative sanction to the above unit costs and Project costs of Rs.890.37 crores as under para 1 above for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) of houses in G+3 pattern for the 13,000 houses with a completion period of fifteen months (15) in Nandyal Municipality, Kurnool District of AP.

6. Government further accord permission to the Managing Director, AP Township & Infrastructure Development Corporation Limited, Vijayawada to call for tenders for precast technology/ monolithic concrete construction as per current SSR 2016-17 rates under EPC system in e-procurement platform.

7.. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVEERNMENT

To
The Managing Director,
AP Township & Infrastructure Development Corporation Limited, Vijayawada.
The Director of Municipal Administration, Gorantla, Guntur.
The District Magistrate and Collector, Kurnool.
The Municipal Commissioner, Nandyala Municipality, Nandyal, Kurnool Dist.
Copy to:-
The Spl.CS to Chief Minister.
The PS to Chief Secretary.
The PS to Minister (MA).
The PS to Prl.Secretary, MA&UD Department.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER